

1 BILL NO. R-85-04-34

2 DECLARATORY RESOLUTION NO. R-5585

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 April 8, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 To arrive at the point of beginning,  
12 commence on the west line of Lot 16  
13 in said Rahdert's Subdivision at the  
14 intersection by the southerly right-  
15 of-way line of U.S. Highway 30 (Coli-  
16 seum Drive) as situated 65 feet south  
17 of Line "E" and established in Docu-  
18 ment No. 72-17438; thence easterly  
19 along a 65 foot right-of-way line, a  
20 distance of 228.8 feet to a concrete  
21 highway monument; thence southeasterly  
22 on the south right-of-way line of U.S.  
23 Highway 30, a distance of 151.35 feet  
24 to a concrete highway monument as  
25 situated 80 feet normally distant  
26 south of said Line "E" and the point  
of beginning; thence easterly along  
an 80 foot right-of-way line, a dis-  
tance of 223.8 feet; thence southerly  
by a deflection right of 90 degrees,  
a distance of 106.3 feet; thence  
southwesterly by a deflection right  
of 35 degrees, a distance of 104.0  
feet; thence westerly by a deflection  
right of 54 degrees 54 minutes, a  
distance of 164.1 feet; thence nor-  
therly by a deflection right of 90  
degrees 06 minutes, a distance of  
192.0 feet to the point of beginning,  
containing .93 acres of land, more or  
less;

27 said property more commonly known as Glenbrook Square, Coliseum  
28 Drive, Fort Wayne, Indiana (street address unassigned);

29 WHEREAS, it appears that said petition should be pro-  
30 cessed to final determination in accordance with the provisions  
31 of said Division 6.

32



1           NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
2           OF THE CITY OF FORT WAYNE, INDIANA:

3           SECTION 1. That, subject to the requirements of Section  
4           4, below, the property hereinabove described is hereby designated  
5           and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6           12.1. Said designation shall begin upon the effective date of  
7           the Confirming Resolution referred to in Section 3 of this Resolu-  
8           tion and shall continue for one (1) year thereafter. Said desig-  
9           nation shall terminate at the end of that one-year period.

10          SECTION 2. That upon adoption of this Resolution:

11          (a) Said Resolution shall be filed with the Allen  
12             County Assessor;

13          (b) Said Resolution shall be referred to the Committee  
14             on Finance and shall also be referred to the De-  
15             partment of Economic Development requesting a re-  
16             commendation from said department concerning the  
17             advisability of designating the above designated  
18             area an "Economic Revitalization Area";

19          (c) Common Council shall publish notice in accordance  
20             with I.C. 5-3-1 of the adoption and substance of  
21             this Resolution and setting this designation as an  
22             "Economic Revitalization Area" for public hearing;

23          (d) If this Resolution involves an area that has al-  
24             ready been designated an allocation area under  
25             I.C. 36-7-14-39, then the Resolution shall be re-  
26             ferred to the Fort Wayne Redevelopment Commission  
27             and said designation as an "Economic Revitalization  
28             Area" shall not be finally approved unless said  
29             Commission adopts a resolution approving the peti-  
30             tion.

31          SECTION 2. That this Resolution shall be subject to  
32             being confirmed, modified and confirmed or rescinded after public



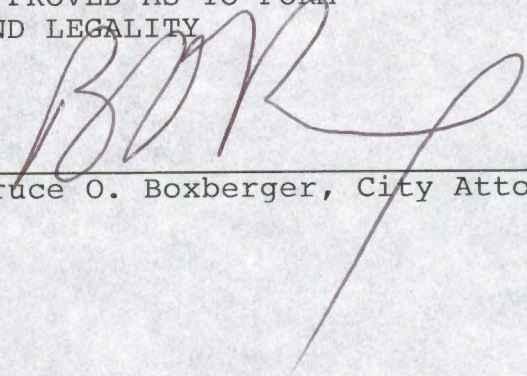
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hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

FOX RIVER BOND  
25% COTTON



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-23-85

Nadaya Eschuff  
SANDRA E. KENNEDY, CITY CLERK

Nadaya Eschuff, City Deputy

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-5585

on the 23rd day of April, 1985,

ATTEST:

(SEAL)

Nadaya Eschuff  
SANDRA E. KENNEDY, CITY CLERK  
Nadaya Eschuff, City Deputy

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 24th day of April, 1985,  
at the hour of 11:30 o'clock A.M.,E.S.T.

Nadaya Eschuff  
SANDRA E. KENNEDY, CITY CLERK  
Nadaya Eschuff, City Deputy

Approved and signed by me this 25th day of April,  
1985, at the hour of 9<sup>00</sup> o'clock 2.M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Daniel Auriti
2. Owner(s) Phaedra Corporation (under purchase contract)
3. Address of Owner(s) 1080 Woodcock Rd.  
Suite 210  
Orlando, FL 32803
4. Telephone Number of Owner(s) (305) 896-6610
5. Relationship of Applicant to Owner(s) if any President
6. Address of Applicant 3640 Woodstork Ct.  
Fort Myers, FL 33908
7. Telephone number of Applicant (813) 433-4885
8. Address of Property Seeking Designation Glenbrook Square,  
Coliseum Drive, Fort Wayne (street address unassigned)
9. Legal Description of Property Proposed for Designation (may be attached) See Exhibit A
10. Townwhip City of Washington
11. Taxing District --



12. Current Zoning B-2D
13. Variance Granted (if any) --
14. Current Use of Property
- a. How is property presently used? Unused vacant ground
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate Not separately assessed --  
small unimproved parcel of land now part of Glenbrook Square
- a. Land N/A
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
--
17. Description of Proposed Improvements to the Real Estate Construction  
of a 7700-square-foot restaurant building, seating approximately 300  
persons, and related improvements and appurtenances.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
Approximately June 1985
- b. When is completion expected? Approximately October 1985
19. Cost of Project (not including land costs) \$1 million



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Approximately 120

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Service-oriented: Supervisors, managers, hosts/esses, servers, buspersons, cooks, kitchen workers

c. Anticipated time frame for reaching employment level stated above?

Immediately upon opening

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Although there are some bright spots in the local

economy, there is virtually no population growth in Fort Wayne, real

estate values are stagnant, there is little new construction, and

the average household income is substantially below the level that

a dinnerhouse should be comfortable with. Population density also

is thin in the area of our site, reducing the number of potential

households who will dine in our restaurant.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will employ 120 persons, and will result in purchases of food and related products of over \$2 million annually from local vendors and suppliers.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES        X NO

26. Financing on Project

What is the status of financing connected with this project?

Firm construction loan commitment is in place. Permanent financing will be provided through sale-leaseback with an existing investor pursuant to a firm commitment.



I hereby certify that the information and representation on this Application are true and complete.

Phaedra Corporation

By: \_\_\_\_\_  
Signature(s) of Owners

4/6/85  
\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received:

4/8/85  
\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



EXHIBIT A

Legal description of parcel in Glenbrook Square:

To arrive at the point of beginning, commence on the west line of Lot 16 in said Rahdert's Subdivision at the intersection by the southerly right-of-way line of U.S. Highway 30 (Coliseum Drive) as situated 65 feet south of Line "E" and established in Document No. 72-17438; thence easterly along a 65 foot right-of-way line, a distance of 228.8 feet to a concrete highway monument; thence southeasterly on the south right-of-way line of U.S. Highway 30, a distance of 151.35 feet to a concrete highway monument as situated 80 feet normally distant south of said Line "E" and the point of beginning; thence easterly along an 80 foot right-of-way line, a distance of 223.8 feet; thence southerly by a deflection right of 90 degrees, a distance of 106.3 feet; thence southwesterly by a deflection right of 35 degrees, a distance of 104.0 feet; thence westerly by a deflection right of 54 degrees 54 minutes, a distance of 164.1 feet; thence northerly by a deflection right of 90 degrees 06 minutes, a distance of 192.0 feet to the point of beginning, containing .93 acres of land, more or less.



6988

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-04-34

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1. (Glenbrook Square, Coliseum

Drive; Cheddar's Burger & Such)

EFFECT OF PASSAGE A 7700-square-foot restaurant building will be con-  
structed on presently unused vacant ground. The Project will employ  
120 persons, and will result in purchases of food and related products  
of over \$2 million annually from local vendors and suppliers.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1 million

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-85-04-34

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 4-23-85

SANDRA E. KENNEDY  
CITY CLERK